

Clay County, Missouri Land Survey Document

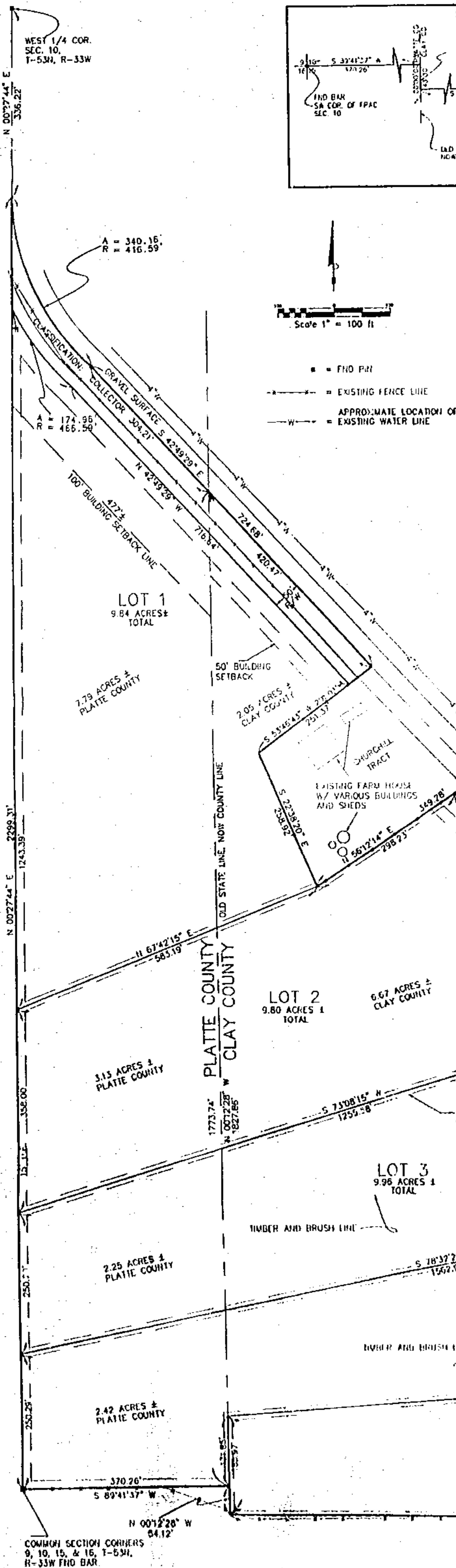
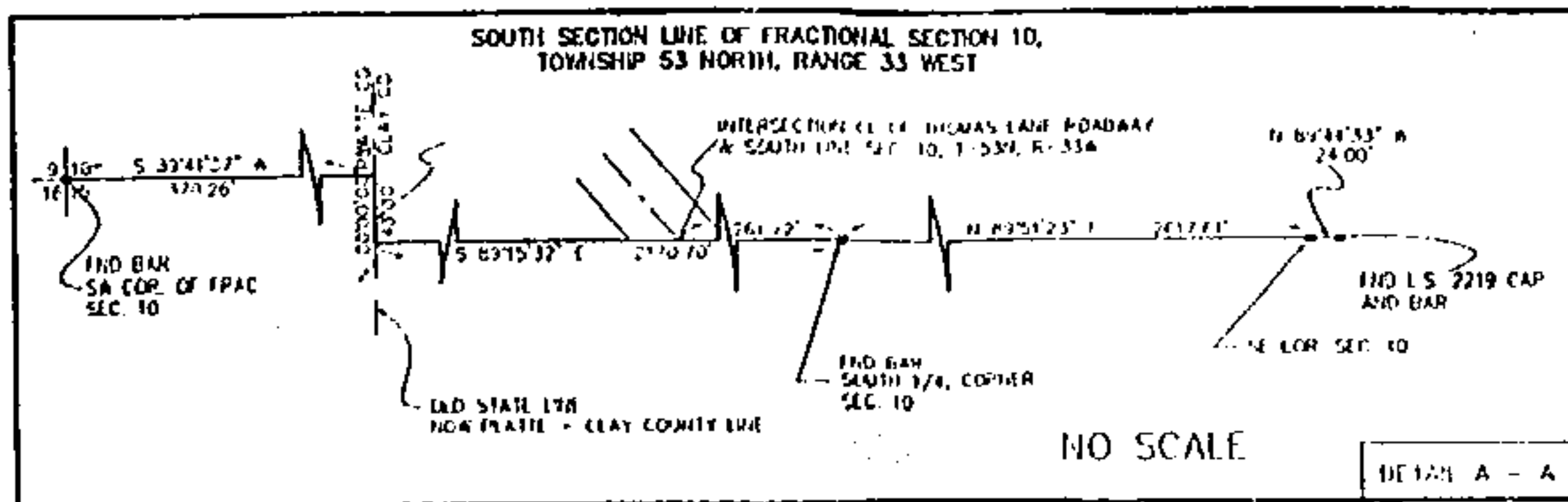
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APR 20 1997

FINAL PLAT THOMAS LANE ESTATES

A TRACT OF LAND IN THE SOUTHWEST QUARTER
OF SECTION 10, TOWNSHIP 53 NORTH, RANGE 33 WEST,
LYING PARTIALLY IN BOTH CLAY AND
PLATTE COUNTIES, MISSOURI

LEGAL DESCRIPTION OF ENTIRE TRACT: ALL THAT PART OF THE WEST HALF OF SECTION 10, IN TOWNSHIP 53 NORTH, RANGE 33 WEST, BOUNDED BY AND LYING WEST OF THE CENTER LINE OF THE OLD SMITHVILLE TO EDGERTON COUNTY ROAD, NOW KNOWN AS THOMAS LANE, IN CLAY AND PLATTE COUNTIES, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE COMMON CORNER OF SECTIONS 9, 10, 15, AND 16 IN PLATTE COUNTY WEST OF THE OLD STATE LINE IN SAID TOWNSHIP 53 NORTH, RANGE 33 WEST; THENCE NORTH 00° 27' 44" EAST ALONG THE SECTION LINE OF 9 AND 10 WEST OF THE OLD STATE LINE 2299.31 FEET TO A POINT ON THE CENTER LINE OF THE OLD SMITHVILLE TO EDGERTON COUNTY ROAD NOW KNOWN AS THOMAS LANE, AS IT NOW EXISTS; THENCE ALONG SAID CENTERLINE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 416.59 FEET, AN ARC LENGTH OF 340.16 FEET, WITH A CHORD BEARING OF SOUTH 24° 44' 54" EAST; THENCE CONTINUING ALONG SAID CENTERLINE THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 42° 49' 29" EAST 724.68 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 53° 46' 43" WEST ALONG AN EXISTING FENCE LINE 251.37 FEET; THENCE SOUTH 22° 38' 20" EAST, 258.92 FEET; THENCE NORTH 56° 12' 14" EAST, 349.28 FEET TO A POINT ON THE CENTER LINE OF THE OLD SMITHVILLE TO EDGERTON COUNTY ROAD NOW KNOWN AS THOMAS LANE AS IT NOW EXISTS; THENCE ALONG SAID CENTERLINE SOUTH 47° 12' 20" EAST, 1877.32 FEET; THENCE SOUTH 40° 40' 53" EAST, 98.61 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE LEAVING THE CENTER LINE OF THE AFOREMENTIONED THOMAS LANE AND ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 NORTH 89° 15' 32" WEST, 1908.98 FEET TO THE SOUTHWEST CORNER OF SECTION 10 ON THE OLD MISSOURI STATE LINE; THENCE NORTH 00° 12' 28" WEST, 54.12 FEET ALONG THE OLD MISSOURI STATE LINE TO A POINT ON THE SOUTH LINE OF SECTION 10 AS ESTABLISHED WEST OF THE OLD STATE LINE OF MISSOURI; THENCE SOUTH 89° 41' 37" WEST, 370.26 FEET, ALONG THE SOUTH LINE OF SECTION 10 WEST OF THE OLD STATE LINE TO THE COMMON CORNER OF SECTIONS 9, 10, 15, AND 16 IN PLATTE COUNTY AND THE POINT OF BEGINNING, CONTAINING 53.7 ACRES MORE OR LESS EXCEPT THAT PART IN THE PUBLIC ROADWAY AND ALSO BEING SUBJECT TO ALL PUBLIC ROADS, HIGHWAYS, AND EASEMENTS OF RECORD, IF ANY.



LAID IN PLATTE COUNTY: ALL THAT PART OF THE WEST HALF OF SECTION 10, IN TOWNSHIP 53 NORTH, RANGE 33 WEST, BOUNDED BY AND LYING WEST OF THE CENTER LINE OF THE OLD SMITHVILLE TO EDGERTON COUNTY ROAD, NOW KNOWN AS THOMAS LANE, IN CLAY COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE COMMON CORNER OF SECTIONS 9, 10, 15, AND 16 IN PLATTE COUNTY WEST OF THE OLD STATE LINE IN SAID TOWNSHIP 53 NORTH, RANGE 33 WEST; THENCE NORTH 00° 27' 44" EAST ALONG THE SECTION LINE OF 9 AND 10 WEST OF THE OLD STATE LINE 2299.31 FEET TO A POINT ON THE CENTER LINE OF THE OLD SMITHVILLE TO EDGERTON COUNTY ROAD NOW KNOWN AS THOMAS LANE, AS IT NOW EXISTS; THENCE ALONG SAID CENTERLINE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 416.59 FEET, AN ARC LENGTH OF 340.16 FEET, WITH A CHORD BEARING OF SOUTH 24° 44' 54" EAST; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 42° 49' 29" EAST, 724.68 FEET TO A POINT ON THE PLATTE-CLAY COUNTY LINE; THENCE SOUTH 00° 12' 28" WEST, 1773.74 FEET ALONG SAID PLATTE-CLAY COUNTY LINE AND THE OLD STATE LINE OF MISSOURI TO A POINT ON THE SOUTH LINE OF SECTION 10; WEST OF THE OLD STATE LINE; THENCE SOUTH 89° 41' 37" WEST, 370.26 FEET TO THE POINT OF BEGINNING CONTAINING 16.23 ACRES MORE OR LESS BEING SUBJECT TO ALL PUBLIC ROADS, HIGHWAYS, AND EASEMENTS NOW OF RECORD, IF ANY.

LEGAL DESCRIPTION OF LAND IN CLAY COUNTY: A TRACT OF LAND IN FRAGMENTAL SECTION 10, TOWNSHIP 53 NORTH, RANGE 33 WEST, CLAY COUNTY, MISSOURI, BEGINNING AT THE SOUTHWEST CORNER OF FRAGMENTAL SECTION 10 ON THE OLD STATE LINE OF MISSOURI; THENCE NORTH 00° 12' 28" WEST, 1827.86 FEET ALONG THE OLD MISSOURI STATE LINE AND THE COUNTY LINE BETWEEN PLATTE AND CLAY COUNTIES TO A POINT IN THE CENTER LINE OF THE OLD SMITHVILLE TO EDGERTON COUNTY ROAD, NOW KNOWN AS THOMAS LANE, AS IT NOW EXISTS; THENCE ALONG SAID CENTERLINE SOUTH 47° 12' 20" EAST, 1877.32 FEET; THENCE SOUTH 40° 40' 53" EAST, 98.61 FEET TO A POINT ON THE CENTER LINE OF THE OLD SMITHVILLE TO EDGERTON COUNTY ROAD NOW KNOWN AS THOMAS LANE AS IT NOW EXISTS; THENCE ALONG SAID CENTERLINE SOUTH 53° 46' 43" WEST ALONG AN EXISTING FENCE LINE 251.37 FEET; THENCE SOUTH 22° 38' 20" EAST, 258.92 FEET; THENCE NORTH 56° 12' 14" EAST, 349.28 FEET TO A POINT ON THE CENTER LINE OF THE OLD SMITHVILLE TO EDGERTON COUNTY ROAD NOW KNOWN AS THOMAS LANE AS IT NOW EXISTS; THENCE ALONG SAID CENTERLINE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 416.59 FEET, AN ARC LENGTH OF 340.16 FEET, WITH A CHORD BEARING OF SOUTH 24° 44' 54" EAST; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 42° 49' 29" EAST, 724.68 FEET TO A POINT ON THE PLATTE-CLAY COUNTY LINE; THENCE SOUTH 00° 12' 28" WEST, 1773.74 FEET ALONG SAID PLATTE-CLAY COUNTY LINE AND THE OLD STATE LINE OF MISSOURI TO A POINT ON THE SOUTH LINE OF SECTION 10; WEST OF THE OLD STATE LINE; THENCE SOUTH 89° 41' 37" WEST, 370.26 FEET TO THE POINT OF BEGINNING CONTAINING 37.50 ACRES MORE OR LESS AND SUBJECT TO ALL PUBLIC ROADS, HIGHWAYS, AND EASEMENTS NOW OF RECORD, IF ANY.

DEDICATION: CHARLES R. WAIT AND REGINA L. WAIT, HUSBAND AND WIFE, DECLARE THAT THEY ARE THE SOLE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND AND THAT THEY HAVE CAUSED THE SAME TO BE DIVIDED INTO STRIPS AND LOTS OF THE SIZES, DIMENSIONS, AND LOCATIONS SHOWN ON THIS PLAT WHICH WAS DRAWN BY THEIR AUTHORITY AND UNDER THEIR DIRECTION. SAID PLAT SHALL HEREAFTER BE KNOWN AS:

"THOMAS LANE ESTATES"

THE STREETS, COURTS, CIRCLES AND RIGHT-OF-WAYS SHOWN ON THIS PLAT, AND NOT HERETOFORE DEDICATED TO PUBLIC USE, ARE HEREBY SO DEDICATED IN CONSIDERATION OF THE ACCEPTANCE OF SAID PLAT AND DEDICATION. THE OWNERS HEREBY WAIVE ALL CLAIMS FOR DAMAGES IN ANY OF THE PROPERTY DESCRIBED IN THIS PLAT BY REASON OF THE FUTURE GRADING ANY OF THE STREETS IN THIS PLAT TO SUCH GRADES AS MAY BE ESTABLISHED BY THE COUNTY COURT OF CLAY COUNTY, MISSOURI, OR THE COUNTY COURT OF PLATTE COUNTY, MISSOURI AT THE TIME OF APPROVAL OF THIS PLAT OR AT ANY TIME THEREAFTER. THIS WAIVER SHALL BE BINDING UPON SAID OWNERS AND THEIR HEIRS, SUCCESSORS AND GRANTEEES.

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO CLAY COUNTY AND TO PLATTE COUNTY, AS TRUSTEES FOR THE PUBLIC, TO LOCATE, CONSTRUCT OR MAINTAIN OR AUTHORIZE THE LOCATIONS, CONSTRUCTIONS, AND MAINTENANCE OF COURTS, WATER, GAS OR SEWER, PIPES, POLES, WIRES, SIDEWALKS, SURFACE DRAINAGE OR ANY AND ALL OF THE OVER, UNDER, ALONG AND THROUGH THE STRIPS MARKED "U.E." OR "UTILITY EASEMENT".

TESTIMONY WHEREOF: CHARLES R. WAIT AND REGINA L. WAIT, HUSBAND AND WIFE, HAVE BY THEIR AUTHORITY CAUSED THESE PRESENTS TO BE SIGNED AND SEALED THIS 22 DAY OF May, 1997.

Charles R. Wait
CHARLES R. WAIT
STATE OF MISSOURI)
COUNTY OF CLAY)

Regina L. Wait
REGINA L. WAIT
STATE OF MISSOURI)
COUNTY OF CLAY)

IN WITNESS WHEREOF: BE IT REMEMBERED THAT ON THIS 22 DAY OF May, 1997 BEFORE ME APPEARED CHARLES R. WAIT AND REGINA L. WAIT, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN AND BY ME DULY SHOWN DID GIVE THE EXECUTION OF THIS INSTRUMENT AS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND AND SEAL OF OFFICE ON THE DATE LAST ABOVE WRITTEN.

BY: *James D. Bowers* MY COMMISSION EXPIRES: 06/11/2000
NOTARY PUBLIC

THIS PLAT OF "THOMAS LANE ESTATES" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CLAY COUNTY PLANNING AND ZONING COMMISSION, AND IS HEREBY APPROVED DATED THIS 6th DAY OF May, 1997.

Shirley A. Bowers
DIRECTOR
James D. Bowers
COUNTY CLERK
James D. Bowers
PRESIDENT COMMISSIONER
STATE OF MISSOURI)
COUNTY OF CLAY)

RECORDED OF DEEDS: FILED FOR RECORD THIS 22 DAY OF May, 1997 AT MY OFFICE IN CLAY COUNTY, AT 10:00 A.M. O'CLOCK, IN BOOK 2092 AT PAGE 413

DEPUTY RECORDER OF DEEDS

THIS PLAT OF THOMAS LANE ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLATTE COUNTY DEPARTMENT OF PUBLIC WORKS AND IS HEREBY APPROVED DATED THIS 22 DAY OF May, 1997.

BY: *James D. Bowers*
DIRECTOR OF PUBLIC WORKS

CERTIFICATION: THIS IS TO CERTIFY THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WE HAVE THIS DAY MADE A SURVEY OF THE HEREBY DESCRIBED PROPERTY AND THE RESULTS OF SAID SURVEY ARE AS SHOWN ON THIS PLAT.

BY: *James D. Bowers*
R. GENE BOWZARD JR. 11463
MARCH 31, 1997 FILE NO. 87033
DISK NO. 214 EP

THIS TRACT LIES IN ZONE C ACCORDING TO CLAY COUNTY FLOOD INSURANCE RATE MAP COUNTY: PANEL NUMBER 22006 - 0075A AND ZONE C IN PLATTE COUNTY COMMUNITY PANEL NUMBER 220475 - 0075A

PREPARED FOR: CHUCK WAIT
18126 N. MAIN STREET
SMITHVILLE, MO 64089
PHONE: 816-632-0776

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ENGINEERS & LAND SURVEYORS
2101 S. BELT HWY., ST. JOSEPH, MO 64507
PHONE 816-364-3551 FAX 816-364-6548